

Meeting Date: Thursday, January 30, 2020

Project: 8306 13th Ave NW - #3035744-EG
Topic: SDR Pre-Submittal Conference

Proposal for 5 townhomes. Parking access from the alley. One triplex (street facing) and one duplex (at the alley).

Attendees

| | | |
|---------------|------|--|
| b9 architects | (b9) | Brad Khouri Tom Cole Richard Hua |
| SDCI | | Theresa Neylon Bruce Rips Scott Ringgold Elizabeth Weldin |
| SDOT | | Jackson Keenan-Koch |
| SPU | | Sally Hulsman |

Agenda 2:30 – 3:30p

1. SDCI - We would like to confirm our planner for the project and review any prioritized guidelines with the planner.
2. SCL - We would like to confirm preferred electrical service to the project.
3. SPU - The existing side sewer is shared with the adjacent site (8314 13th Ave NW) and we would like to confirm what requirement is needed in order to reuse the existing side sewer.
4. SDOT - We would like to confirm that solid waste pickup is located at the alley and review the proposed location for on-site storage and staging.
5. SDOT - We would also like to confirm if any right of way improvements are required.

| ISSUE | NOTES | ACTION |
|------------|---|--------|
| ECO | <p>Described the Early Community Outreach.</p> <p>The rest of the parcels north of this block are being redeveloped. The majority of the block is currently under redevelopment as well. The property was part of the upzone from SF to LR. There is one possible exceptional tree found on the NE corner, but is on the parcel to the North.</p> | |
| SPU | <p>Solid Waste - Sally Hulsman</p> <p>Waste collection will be placed at the alley. BK - Previously reviewed this strategy on a similar development at another presubmittal conference with SPU.</p> <p>Solid waste service levels: •Recycle: 1-96G collected EOW •Garbage: 1-35G cart collected weekly •Compost: 1-13G cart collected weekly</p> <p>Staging Considerations for individual services: From Land Use Code: •If a planting strip is designated as a pick-up location, any required landscaping shall be designed to accommodate the solid waste and recyclable containers within this area (23.54.040.G3). This includes required street trees. •If the premises have extraordinary circumstances, containers for curbside collection shall be placed in an area suitable to the customer and convenient to the collection contractor (21.36.080.A5) From SPU Collection Contracts: •The City will attempt to mediate and, if necessary, decide the issues, taking into consideration safety of the customer and the</p> | |

SDOT

Contractor as well as the convenience of the customer and the efficient operation of the Contractor.

Recommended Practices

- Individual service storage area: . 3' x 6' storage/staging area

Please submit the solid waste checklist and site plans with detailed solid waste plans:

http://www.seattle.gov/Documents/Departments/SPU/Engineering/Solid_Waste_Storage_Access_Checklist.pdf

Staging:

- Carts will be placed at the alley.
- Collection will be behind the cars on the East side.
- Show how the trash storage carts are staged behind the parking stalls on the site plan.

Jackson Keenan-Koch

No requirements beyond what is in the PAR.

No setback at the alley.

All vehicle access and waste collection required to be provided via the alley.

Street trees are required in the planting strip and should be placed in drawings.

6' sidewalk with a 5.5' planting strip requirement.

Zoning reviewers are requesting an email from SDOT that the existing infrastructure does not need to be replaced.

Any short-term bicycle parking proposed in the ROW to meet code requirements must be approved by SDOT. If planned, submit a landscape plan with dimensioned clearances to:

Hayden.Campbell@seattle.gov

b9 to Send Jackson a site survey.

Applicant separately asked if SDOT staff has any knowledge of new requirements from SDOT urban forestry for double rows of street trees when projects have a significant landscape buffer in the ROW but behind the sidewalk.

I have spoken with UF staff and they confirmed they will sometimes require trees in the standard location, and in this back of walk landscape buffer, depending on site conditions.

This requirement is to support UF's mandated goals for canopy coverage expansion, and to prevent privatization of the ROW as extension of a front yard.

UF does not have a uniform standard for minimum number of street trees required.

EV ready - charging stations for all EV ready.

SDCI

Elizabeth Weldin and Scott Ringgold

Zoning

SDR is triggered at 5,000sf, what is the gross sf of the project?

Make sure to include the overhang above the parking spaces in the gross floor area.

Question: What is the new policy guidance for green factor? – As of February 12, 2020, please continue to use the current Director's Rule for Green Factor and code sections related to Green Factor.

The Director's Rule for Green Factor has not been finalized.

Theresa and Bruce

LR1(M)

The project does not trigger SEPA - but does trigger SDR.

Is a MUP required? No.

The site is located in the Crown Hill Residential Urban Village.

NW 83rd Street and 13th Avenue NW will be an important intersection as 13th Avenue NW is a recognized neighborhood greenway. A pedestrian crossing is being placed at 15th Avenue NW and NW 83rd Street with an additional crossing on NW 83rd Street and 13th Avenue NW. Consider pedestrian experience in the site design.

DG Checklist from Theresa:

We still want you to look at the residential context because not all single family houses are going away. But, make sure to look at surrounding new developments and see what they are doing.

Look at the existing context and near future context in SDR package
Pedestrian connectivity, community, try to keep the feeling of a single family residential neighborhood. How does your development deal with this?

(BK reviews packet)

No roof decks on some of the units gives an opportunity to express roof lines.

Proposing roof access on the rear units. Chamfered penthouses?
b9 will show these in the 3D views.

BR - "SE unit should engage the courtyard."

TN - Breaking up the unit massing, esp. at the street, is a great way to reduce scale. It will be interesting to see how materials work in the courtyard.

Associate the units with outdoor space.

Shared v. private amenity space.

BR - How does visitor get into the site (courtyard)?

BK - In the past we have used arbors, signage, and colors.

TN - Create designs that enhance wayfinding to make sure people know where they can go.

Review Priority Guidelines

Height, Bulk and Scale, scale of entries, etc.

Bicycle storage - we need to confirm that it is covered.

Temporary bike spaces may be able to be placed in the planting strip. Ask Jackson to confirm if temporary bike storage located in the planting strip will work. It has been commented that this is preferable.

TN shared the site plan for the recently submitted project immediately to the south of this proposal at 8302 13th Avenue NW, currently shown as a 9-unit rowhouse development on the corner site facing 83rd.

SCL

Overhead high voltage line (single-phase) on 13th Ave NW; 14-ft radial clearance required; ensure plans are reviewed by SCL and meet clearance prior to ULS submittal; building must meet clearance for ULS application approval.

As one development site, SCL's one site-one service rule applies;

there is no SCL distribution in the alley, so service will be from 13th Ave NW. pole near northwest portion of site allows for direct strike to front building; bridled service not allowed.
SCL ESR contact: Jennifer Jones, 206-386-9109,
jennifer.jones@seattle.gov